

**Zoning Case No. 1119-02, H&P North Beach, LLC (District 1).  
Ordinance rezoning property at or near 202, 229, and 230 Kleberg Place from the  
“RM-AT” Multifamily AT District to the “CR-3” Resort Commercial District.**

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property being 1.05 Acre Tract, being all of Lots 67 through 71, 80 through 84 and fractional Lots between Lot 84, Block II and Hamilton Road and Lot 67, Block II and Hamilton Road, Corpus Beach Hotel Addition, a map of which is recorded in Volume 69, Page 61, Map Records of Nueces County as shown in Exhibit “A” & “B”:

from the “RM-AT” Multifamily AT District to the “CR-3” Resort Commercial District.

The subject property is located at or near 202, 229, and 230 Kleberg Place. Exhibit A, which is the Metes and Bounds of the subject property, and Exhibit B, which is a sketch to accompany, are attached to and incorporated in this ordinance.

**SECTION 2.** The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

**SECTION 3.** To the extent this amendment to the UDC represents a deviation from the

City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

**SECTION 4.** All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

**SECTION 6.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

**SECTION 7.** This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Joe McComb  
Mayor



Job No. 43191.B9.00  
September 20, 2019

**Exhibit A**  
**1.05 Acre**  
**Zoning Tract**

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes**, for a 1.05 Acre Zoning Tract, being all of Lots 67 through 71, 80 through 84 and fractional Lots between Lot 84, Block II and Hamilton Road and Lot 67, Block II and Hamilton Road, Corpus Beach Hotel Addition, a map of which is recorded in Volume 69, Page 61, Map Records of Nueces County; said 1.05 Acre Zoning Tract being more fully described by metes and bounds as follows:

**Beginning**, at a point on the Northeast Boundary of Kleberg Place, a public Roadway, the Southwest boundary of Block II for the West corner of Lot 79, said Block II and for the South corner of said Lot 80 and this Tract; from **Whence**, a 5/8 Inch Iron Rod Found for the East corner of Lot 88R, Block I, Corpus Beach Hotel Addition, a map of which is recorded in Volume 69, Page 61, said Map Records bears South 31°50'41" West, a distance of 40.00 Feet, and South 58°09'19" East, a distance of 199.92 Feet, and also from Whence, a Drill Hole Found, bears South 31°50'41" West, a distance of 40.00 Feet, and North 58°09'19" West, a distance of 100.00 Feet;

**Thence**, North 58°09'19" West, along the common boundary line of said Block II and Kleberg Place, a distance of 250.60 Feet, to the Southeast boundary line of Hamilton Road, a public Roadway, for the West corner of this Tract;

**Thence**, North 29°00'51" East, with the common boundary line of the said Hamilton Road, and said Block II, a distance of 180.22 Feet to the intersection of the Southeast boundary line of said Hamilton Road and the Southwest boundary line of Paul Place, a public Roadway, for the North corner of the said Block II and this Tract;

**Thence**, South 58°09'19" East, with the said Southwest boundary line of Paul Place and with the Northeast boundary line of the said Block II, 259.50 Feet, to the North corner of Lot 72 of said Block II, and for the East corner of the said Lot 71 and this Tract;

**Thence**, South 31°50'41" West, with the common boundary line of Lots 72, 79 and said Lots 71, and 80, said Block II, 180.00 Feet, to the **Point of Beginning**, containing 1.05 Acres (45,909 Square Feet) of land, more or less.

1.05 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this description may be in violation of the current City of Corpus Christi subdivision ordinance.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

*Also reference accompanying sketch of tract described herein.*

URBAN ENGINEERING



Dan L. Urban, R.P.L.S.  
License No. 4710

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